

Wild Glen Subdivision

Located in the NW 1/4 of Section 21 T3N, R1E, W.M.
Clark County, Washington

Project Notes:

According to GIS data, there are no areas onsite mapped for wetlands, unstable slopes, wildlife habitat/vegetation, shoreline areas, and/or landslide hazard areas. GIS mapping indicates potential adjacent wetland areas east of the southeast corner of the property as shown on this drawing. However, the accuracy of the information is in question since there is a house constructed in part of the potential wetland area. An archaeological predetermination has been completed with no positive findings and no recommended further actions. There are no areas onsite or within 100 feet of the site containing 100 year flood plains, flood fringe floodway, or areas prone to flooding based on County GIS mapping.

The site has frontage on NW 151st Street to the north and NW 25th Avenue right-of-way terminates at the south property line of the site. According to County engineering staff, NW 151 Street is a Rural Access road. There is 30' existing half-width right-of-way along the property frontage and the minimum half-width right-of-way is 25', so no additional dedication is proposed. NW 25th Avenue entering the property from the south has been developed with a 28' pavement width in a 46' right-of-way. Based on this construction and the anticipated volume of the road, this road is an Urban Local Residential Access road. A 46' right-of-way dedication with 28' paved width and curb and 5' sidewalk on each side is proposed for NW 25th Avenue as it passes through the site, consistent with Clark County Standard Drawing 14.

NW 150th Way and NW 151st Way are proposed as Urban Private Roads. These roads will be contained within a 30' easement and will provide a minimum of 20' pavement with curb and 5' sidewalk on one side as required by Clark County Standard Drawing 17a.

The existing house on adjusted TL 48 will remain. A boundary line adjustment to result in the lot dimensions shown has been submitted to Clark County. The house is a two-story wood house with attached garage. House square footage is approximately 3,300 square feet. Garage square footage is approximately 1,000 square feet.

The existing house on proposed Lot 5 will remain. However, the southern portion of the home will be removed prior to final platting so that the building will comply with street side yard setback requirements. The proposed area to be removed is hatched on this sheet. The building is a single story wood structure. Existing square footage is approximately 1,730 square feet. Proposed square footage is 1,540 square feet. A blowup of this lot is provided to show proposed setbacks and clarify proposed modifications to the house.

Pedestrian facilities exist in the immediate vicinity of the site to the south with limited facilities also existing to the north. Five foot attached curb and sidewalk extends south from the south property line on both the east and west sides of NW 25th Avenue providing pedestrian access to Bliss Road. There is a small isolated detached asphalt path on the north side of NW 151st Street to the north of the site. This path is separated from the edge of pavement but is confined only to parcels immediately north of the site.

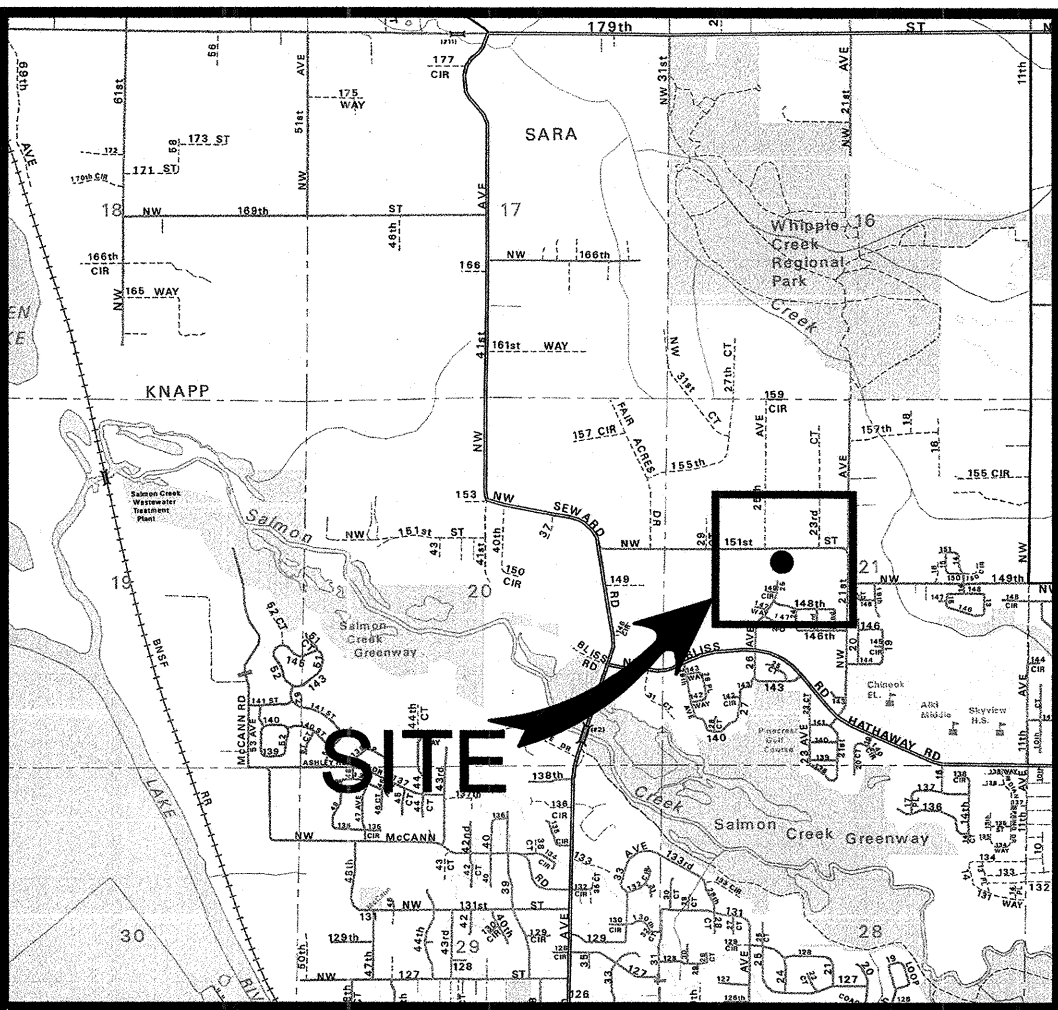
There are no bike facilities immediately adjacent to the site. However, there are bike lanes along the north and south sides of NW Bliss Road, approximately 0.2 miles to the south of the property.

NW 151st Street has a paved width of approximately 22' along the site's frontage. NW 25th Avenue has a paved width of approximately 28' with 5.5' curb and attached sidewalks on each side where it enters the property from the south.

C-Tran provides bus service approximately 0.2 miles south of the site. Route #9 (Felida) travels along NW Bliss Road. The closest stop is located at the intersection of Bliss Road and NW 26th Avenue.

There are two fire hydrants in close proximity to the site. One is located approximately 130' west of the northwest property corner on the north side of NW 151st Street. The other is located approximately 205' south of the south property line along the east side of NW 25th Avenue.

The boundary, existing lot and road right-of-way information, and topographic data shown are based on a preliminary boundary survey by KPF Surveying. A copy of the survey is included with the subdivision application package for this project. Approximate locations of existing septic systems and wells on adjacent properties are based on aerial photography, rough field measurements, and county GIS data.



VICINITY MAP
NOT TO SCALE

GENERAL INFORMATION:

Applicant & Owner:

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Project Engineer & Contact:

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Project Description:

This project is within the R1-6 zone of Clark County, a single family residential zone. The comprehensive plan designation for the site is UL. The project is proposed to contain two phases, with lots 5-18 in Phase 1 and Lots 1-4 in Phase 2.

Existing Parcel Areas: TL 41 - 3.09 acres (134,818 sq ft), TL 48 - 0.50 acres (21,762 sq ft)

Proposed Project Area - 3.32 acres (144,467 sq ft) (Excludes TL 48, not part of plat)

Total Number of Lots = 18

*Minimum Lot Size = 5,233 sq ft

*Maximum Lot Size = 9,605 sq ft

*Average Lot Size = 6,066 sq ft

*All lot areas exclude proposed 30' private road easements.

Area Encompassed by proposed private road easements = 0.17 acres (7,612 sq ft)

Proposed right-of-way dedication to Clark County = 0.45 acres (19,753 sq ft)

Zoning Requirements:

Min. Avg. Lot Area = 6,000 sq. ft., Max. Avg. Lot Area = 8,500 sq. ft.

Min. Lot Width = 50', Min. Lot Depth = 90'

Setbacks: Front = 20', Street Side = 10', Side = 5', Rear = 5'

Site address: 2505 NW 151st Street & 14914 NW 25th Avenue, Vancouver, WA 98685

Parcel numbers 185195-000 & 185202-000, Tax Lots 41 & 48.

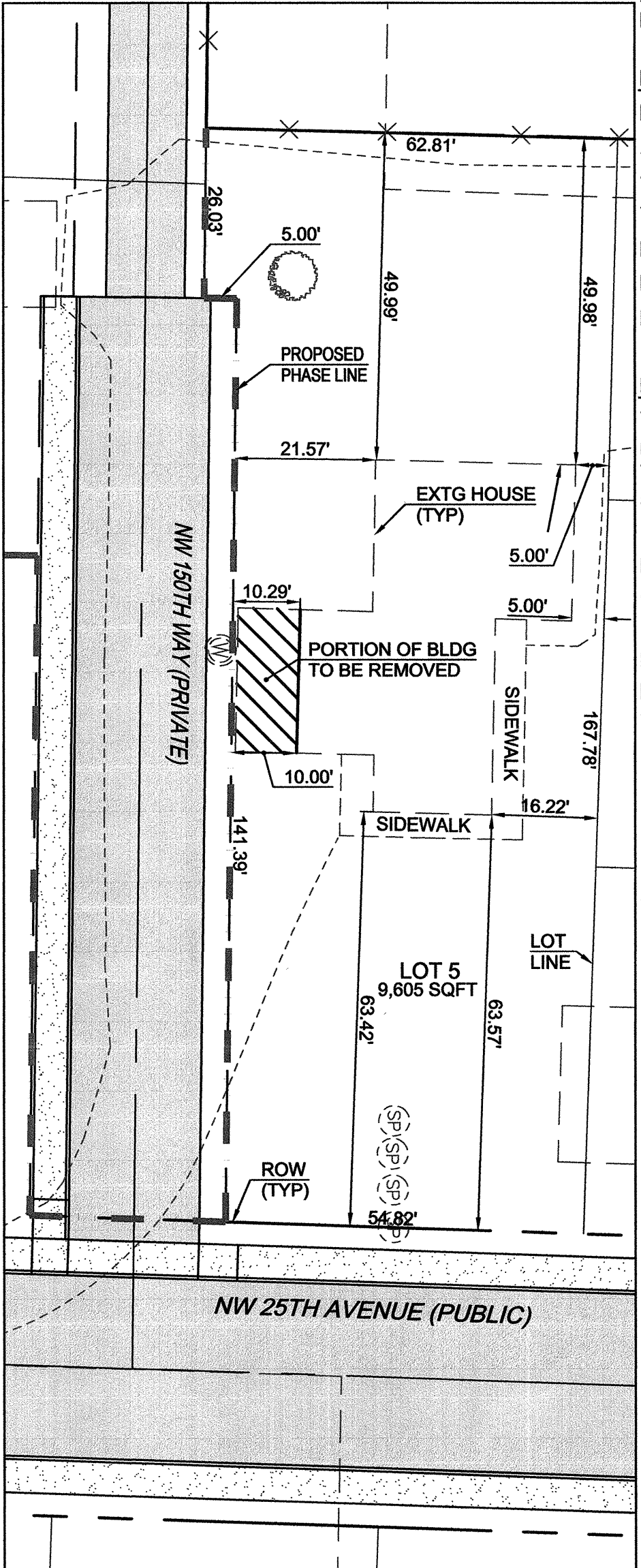
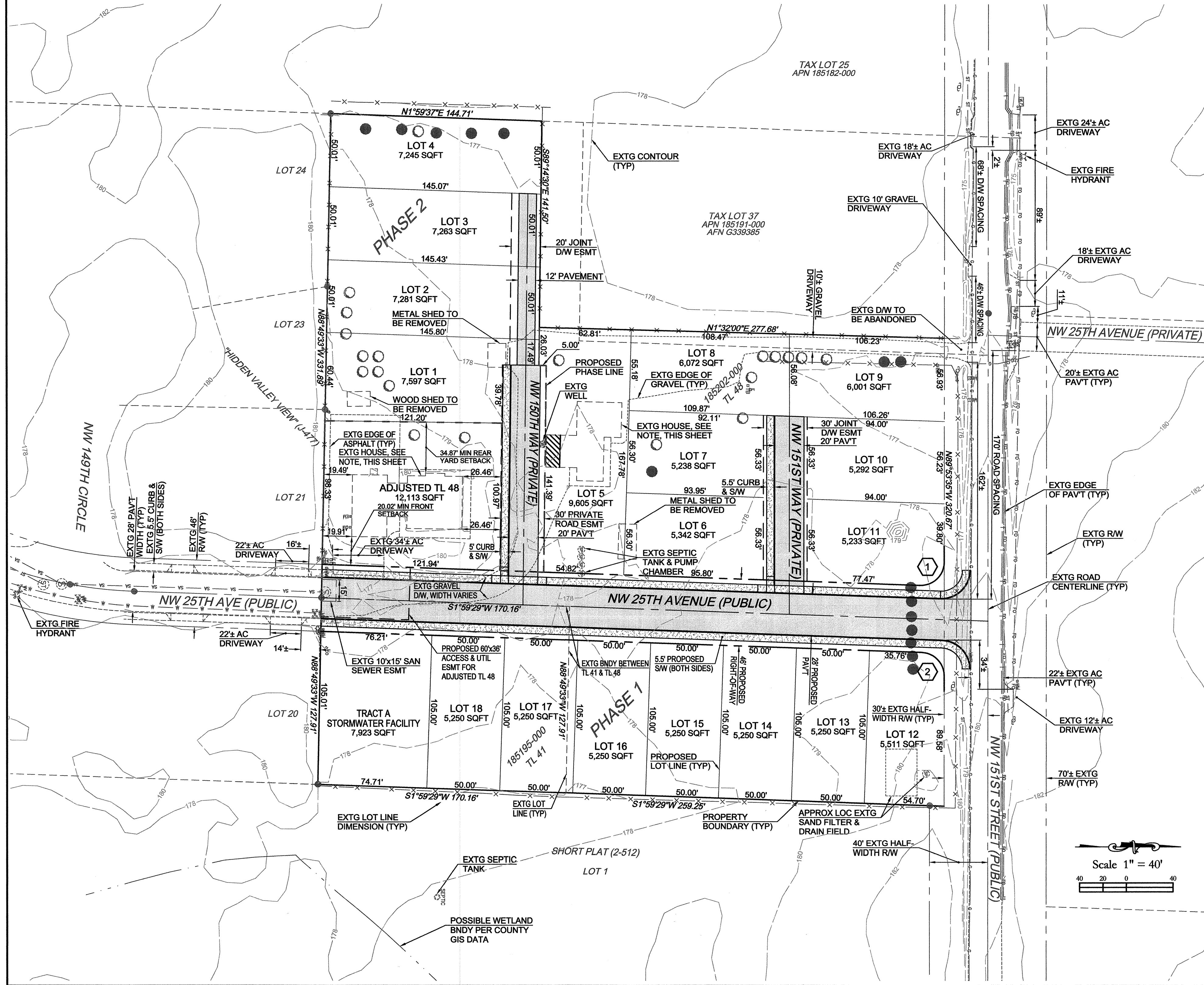
Note: A boundary line adjustment for has been submitted to Clark County and the adjusted Tax Lot 48 (parcel 185202-000) will be excluded from the plat.

Public Water Purveyor = Clark Public Utilities

Public Sewer Purveyor = Clark Regional Wastewater District

There is an existing well and an existing septic system on site. Approximate locations are shown on the plan. Both will be abandoned prior to final plat.

Clark County has no responsibility to improve or maintain the private street(s) contained within or private street(s) providing access to the property described in this plat.



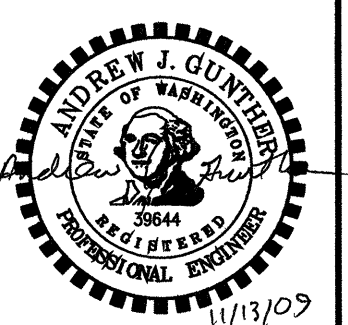
LOT 5 BLOWUP
1"=20'

Scale 1" = 40'

Right-of-Way Curve Radius Data			
#	Delta	R	L
1	91°53'05"	16.00	25.66
2	88°06'56"	16.00	24.61

Proposed Development Plan For:

Revisions		AUG
Submitted for review		
A	11/13/09	
B		
C		
D		
E		
F		



Project No. 2142	
SCALE: H: 1"=40' V: N/A	
DESIGNED BY: A/JG	
DRAFTED BY: A/JG	
REVIEWED BY: T/GJ	